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UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

**CUTOLO BARROS LLC**

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Freehold, New Jersey 07728  
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Christopher Lugara, Esq.  
Attorneys for creditor Renaissance at Franklin  
Master  
Association, Inc.

Order Filed on July 28, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

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In Re:

Case No.: 19-20191-MBK

Chapter: 13

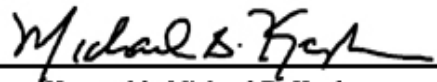
SIMON ROJAS

Judge: Michael B. Kaplan

**ORDER GRANTING MOTION OF FAWN LAKES CONDOMINIUM ASSOCIATION  
SECTION 1, INC. FROM THE AUTOMATIC STAY  
PURSUANT TO 11 U.S.C. §362(d)**

The Relief set forth on page 2 is hereby **ORDERED**.

**DATED: July 28, 2022**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Page 2

Debtor: Simon Rojas

Case No.: 19-20191-MBK

Caption of Order: Order Granting Motion of Pursuant to 11 U.S.C. §362(d)

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**ORDER GRANTING MOTION OF RENAISSANCE AT FRANKLIN MASTER  
ASSOCIATION, INC. FROM THE AUTOMATIC STAY  
PURSUANT TO 11 U.S.C. §362(d)**

1. **ORDERED** that creditor Renaissance at Franklin Master Association, Inc. (the “Association”) is hereby granted relief from the automatic stay pursuant to 11 U.S.C. § 362(d) so that it may commence and carry out state law collection remedies against Debtor Simon Rojas (the “Debtor”) to pursue recovery of all Post-Petition Assessments and attorneys’ fees and costs, including but not limited to obtaining a personal judgment against the Debtors and levying upon the Debtors’ assets.

2. **ORDERED** that all actions taken by the Association against the Debtors pursuant to this Order are deemed valid and the Association may proceed without further leave of the Bankruptcy Court with foreclosure proceedings and/or other state court actions.

3. **ORDERED** that the Association may join the Debtors and any trustee appointed in this case as Defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

In re:  
Simon Rojas  
Debtor

Case No. 19-20191-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Jul 28, 2022

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 30, 2022:

Recip ID	Recipient Name and Address
db	+ Simon Rojas, 9B Marswillo Way, Somerset, NJ 08873-3779

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 30, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 28, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Bruce H Levitt	on behalf of Debtor Simon Rojas <a href="mailto:blevitt@levittslafkes.com">blevitt@levittslafkes.com</a> <a href="mailto:sslafkes@levittslafkes.com">sslafkes@levittslafkes.com</a> ; <a href="mailto:lspecattorneys@gmail.com">lspecattorneys@gmail.com</a> ; <a href="mailto:hbr69524@notify.bestcase.com">hbr69524@notify.bestcase.com</a> ; <a href="mailto:lsbankruptcynotices@gmail.com">lsbankruptcynotices@gmail.com</a>
Christopher Anthony Lugara	on behalf of Creditor Renaissance at Franklin Master Association Inc. <a href="mailto:clugara@cutolobarros.com">clugara@cutolobarros.com</a>
Denise E. Carlon	on behalf of Creditor New Jersey Housing and Mortgage Finance Agency <a href="mailto:dcaron@kmlawgroup.com">dcaron@kmlawgroup.com</a> <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
Hubert C. Cutolo	on behalf of Creditor Renaissance at Franklin Master Association Inc. <a href="mailto:hcutole@cutolobarros.com">hcutole@cutolobarros.com</a> , <a href="mailto:ecourts@cutolobarros.com">ecourts@cutolobarros.com</a>
Rebecca Ann Solarz	

District/off: 0312-3

User: admin

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Date Rcvd: Jul 28, 2022

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor New Jersey Housing and Mortgage Finance Agency rsolarz@kmlawgroup.com

Tiffany L Byczkowski

on behalf of Attorney Renaissance Birch Condominium Association Inc. collections@theassociationlawyers.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8